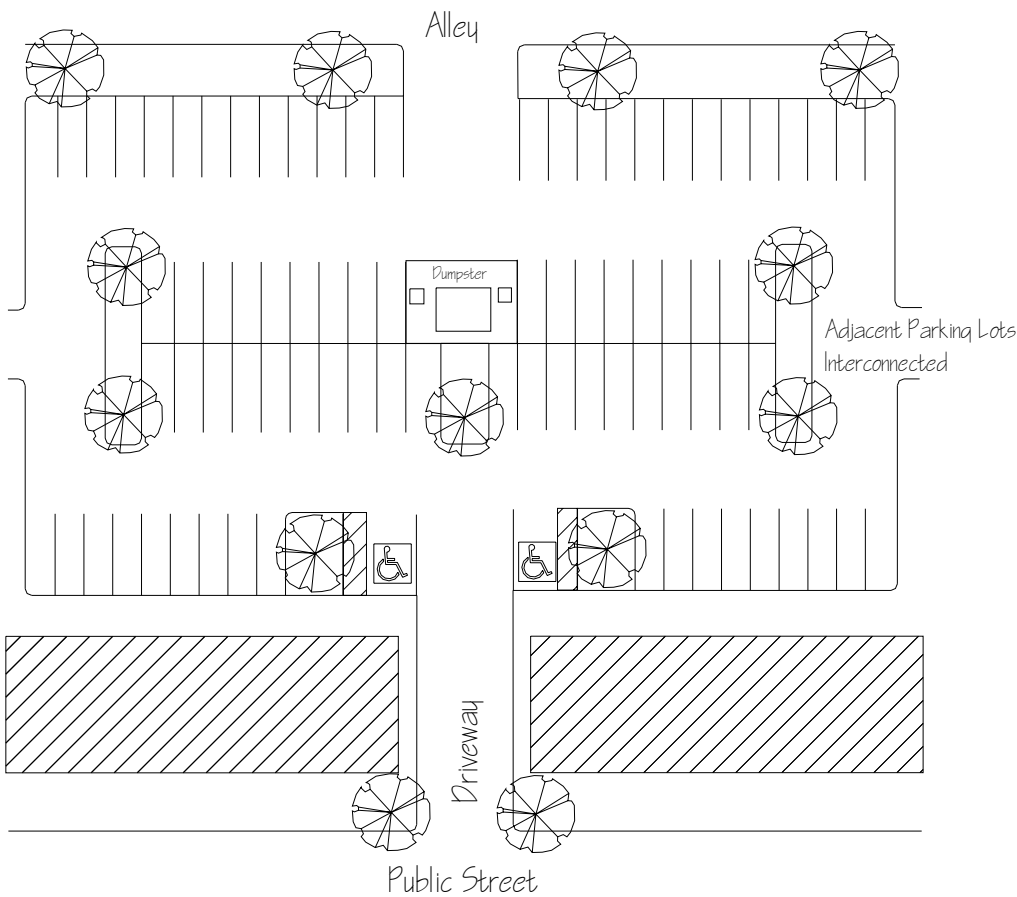


Haynie-Sirrine Neighborhood Code

7.0 PARKING STANDARDS

7.1 GENERAL PRINCIPLES:

- 1. Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Lots should be located behind buildings or in the interior of a block whenever possible.
- 2. Parking areas shall not abut pedestrian-oriented street intersections or civic buildings, be adjacent to squares or parks, or occupy lots which terminate a vista.
- 3. No off-street parking area shall be located within any front yard except for single-family residential uses. All off-street parking spaces for multi-family buildings shall be in the rear yard only.
- 4. Parking lots shall not occupy more than 1/3 of the frontage of the adjacent building or no more than 75 feet, whichever is less.
- 5. All parking areas visible from the right-of-way shall be screened from view. Parking structures shall be wrapped by buildings along the primary façade.
- 6. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency, and other public service vehicles without posing a danger to pedestrians or impeding the function of the parking area.
- 7. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure.
- 8. Large surface parking lots should be visually and functionally segmented into several smaller lots. Alternative parking area designs incorporating planting islands and trees shall create separate and distinct outdoor rooms for no more than 36 cars per room. The size of any single surface parking lot shall be limited to three acres, unless divided by a street or building.
- 9. All parking areas shall be curbed using a standard curb with a minimum width of 1’6”. Landscape islands shall be similarly curbed.



7.2 PARKING SPACE DIMENSIONS

- 1. Parking space dimensions (other than those designed for the disabled) shall be a minimum of 18 feet long and 9 feet wide. Parking spaces shall be dimensioned in relation to curbs or aisles, so long as their configuration, area, and dimensions satisfy the requirements of this Section.
- 2. Parallel parking space dimensions shall be a minimum of 20 feet by 8 feet. Parallel parking spaces along higher traffic streets should be at least 22 feet long.
- 3. Aisle widths and angle space dimensions shall be in accordance with the Manual of Architectural Graphic Standards, 10th edition.

7.3 MINIMUM PARKING RATIOS

All square footage is in leasable square feet. Parking requirements may be satisfied using on-street parking in front of buildings or public lots with 300 ft of primary building entrances.

Single Family Home	See Section 2.8
Multi-family Home	1 per bedroom (up to 2 required)
Office Uses	3 per 1000 sq ft
Retail Uses	1 per 250 sq ft
Restaurants	1 per 4 seats
Light Industrial	.25 per 1000 sq ft or non-office space
Bed & Breakfast Inns & Hotels	1 per bedroom
Civic Uses	No minimum

7.4 SHARED PARKING STANDARDS

- 1. The joint use of shared off-street parking between two uses may be made by contract between two or more adjacent property owners. Adjacent lots shall be interconnected where practical.
- 2. Developments that operate at different times may jointly use or share the same parking spaces with a maximum of one-half (½) of the parking spaces credited to both uses if one use is a church, theater, assembly hall or other use whose peak hours of attendance will be at night or on Sundays, and the other use or uses are ones that will be closed at night or on Sundays or upon the normal hours of operation.

Haynie-Sirrine Neighborhood Code

8.0 LIGHTING STANDARDS	<p>8.1 PURPOSE AND GENERAL PROVISIONS:</p> <p>The purpose of this Section is to provide direction in controlling light spillage and glare so as not to adversely affect motorists, pedestrians, and land uses of adjacent properties. Lighting intensities should be controlled to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists.</p> <p>Exterior lighting should be architecturally integrated with the architectural character of the building. Downcast or cutoff type lighting fixtures should be generally used to illuminate pedestrian or traffic circulation corridors. Bollard or decorative cutoff-type lighting fixtures are generally suited for pedestrian applications such as for pedestrian circulation or transitional areas.</p> <p>Determination of light fixtures and level of illumination to achieve a certain function or desired effect should also reduce or eliminate the hazardous aspects and nuisance of glare and light spill over. All exterior lighting, with the exception of street lighting, that is used in and around buildings, recreation areas, parking lots, and signs, shall be designed to protect against the spill-over of light to adjacent properties.</p> <p>Lighting may be characterized by the kind of fixtures to be installed (such as incandescent, fluorescent, etc.); by use or activity being served, (i.e. sports activities, utility lighting, lot lighting, or security lighting); or by desired effect, (i.e. spot lighting). Lighting design, location, and fixture selection should be planned to serve the primary lighting objective.</p> <p>8.2 STREET LIGHTING STANDARDS</p> <p>No street light shall be more than 250 feet from another street light. In addition, lighting shall be placed at every intersection.</p> <p>A Lighting Plan shall be submitted with all Apartment, Shopfront, and Office Building developments.</p> <p>Place Decorative Lighting specifications here</p>	<p>8.3 OUTDOOR LIGHTING STANDARDS:</p> <p>All outdoor lighting shall conform to the following standards:</p> <ol style="list-style-type: none">Outdoor lighting shall be designed, located and mounted at heights no greater than twelve (12) feet above grade for pedestrian lights, or thirty five (35) feet above grade for street lighting; and located at least 10 feet from property lines defining rear and side yards or required perimeter landscaped areas required by this Code.All outdoor lighting shall be designed and located such that the maximum illumination measured in foot candles at the property line shall not exceed .3 for non cut-off lights and 1.5 for cut-off lights. The average intensity illumination for outdoor lighting shall not exceed 6-foot candles in intensity as measured at grade. Fixtures should be placed to provide uniform distribution of light and to avoid intense lighting that produces excessive glare.Lighting fixtures in scale with pedestrian activities shall provide for uniform distribution of lighting to produce minimal shadows.Because of their unique requirements for nighttime visibility and limited hours of operation, the lighting of active recreation areas, such as for ball fields and tennis courts are not considered in this Section. Lighting conditions for such uses shall be approved by the Zoning Administrator in accordance with approved standards and specifications.No flickering or flashing lights shall be permitted. Light sources should not be located within any perimeter-landscaped areas except on pedestrian walkways. <p>Lighting levels are to be measured in foot-candles with a direct-reading, portable light meter. The meter sensor shall be mounted not more than six (6) inches above ground level in a horizontal position. The Zoning Administrator takes readings only after the cell has been exposed long enough to provide a constant reading. Measurements are made after dark with the light source in question on, then with the same source off. The difference between the two readings shall be compared to the maximum permitted illumination and at the property line at ground level.</p>
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Haynie-Sirrine Neighborhood Code

9.0 SIGNS

9.1 DEFINITIONS:

Arm Sign
A sign whose face is suspended from a support arm at a right angle from a ground-mounted pier, pillar, column, or pole.

Canopy or Awning Sign
A sign that is mounted, painted, or attached to an awning or canopy that is otherwise permitted by Ordinance.

Monument Sign
Any sign not attached to a building in which the entire bottom of the sign is in contact with or is flush or close to the ground, the vertical dimension is greater than the horizontal dimension and is independent of any other structure.

Projecting Sign
Any sign other than a wall, awning, or canopy sign, which is affixed to a building and is supported only by the wall on which the sign is mounted.

Sandwich Board Sign
A portable a-frame sign constructed with two faces that rest at an angle less than 45 degrees to each other. Neither face shall exceed 3 feet in width or 12 square feet in area.

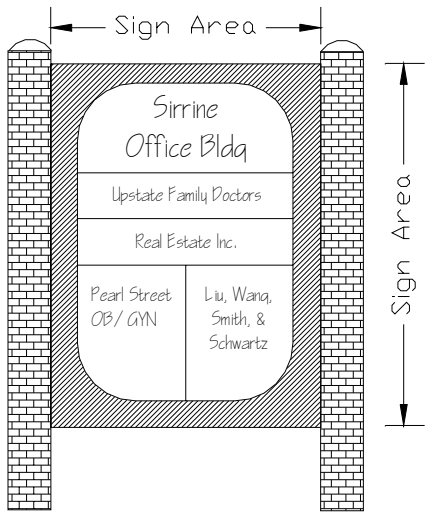
Wall Sign
Any sign directly attached to an exterior wall of a building or dependent upon a building for its support with its exposed face parallel or approximately parallel to the plane of the building or structure on which it is placed. Signs directly painted on walls shall be considered wall signs.

9.2 GENERAL PROVISIONS:

- 1. Monument Signs are permitted only for Detached House, Office Buildings, and Civic Buildings.
- 2. Non-residential uses in the Neighborhood General District are permitted to use arm signs.
- 3. The scale of the signs should be appropriate for the building on which they are placed.
- 4. Signs should not obscure architectural features and should be integrated with the design of the building.
- 5. Buildings should provide signage that is pedestrian-oriented.
- 6. All buildings may provide wall-mounted incidental signage such as tenant directories, historical makers, or bulletin boards on any wall face provided they do not exceed 6 square feet in area.
- 7. Sandwich board signs may placed on sidewalks in the Neighborhood Center and Village Center District only.
- 8. Projecting Signs may be used in lieu of wall signs.
- 9. Canopy Signs may be used in lieu of wall signs, but may be combined with a Projecting Sign.
- 10. Only Monument Signs may be internally illuminated.

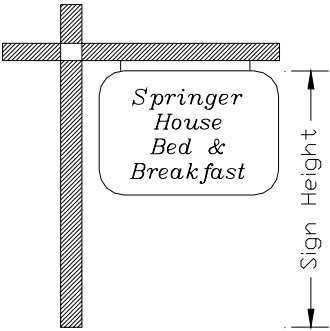
9.3 FREESTANDING SIGN STANDARDS:

Monument Sign:



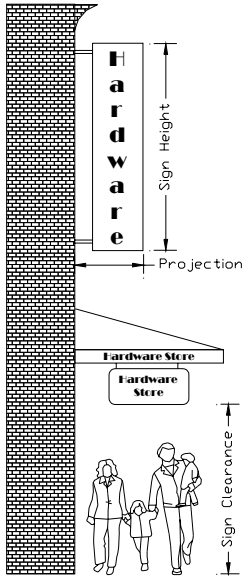
Maximum Height: 6 feet
Maximum Area: 36 square feet

Arm Sign:



Maximum Height: 6 feet
Maximum Area: 6 square feet

9.4 STOREFRONT SIGN STANDARDS:



Projecting Sign Standards:

- Maximum Height: 8 feet*
- Maximum Area: 1 square foot for each lineal foot of storefront
- Maximum Projection from Wall: 3 feet
- *Sign may not extend beyond the top of the parapet or the eaves (on a pitched roof)

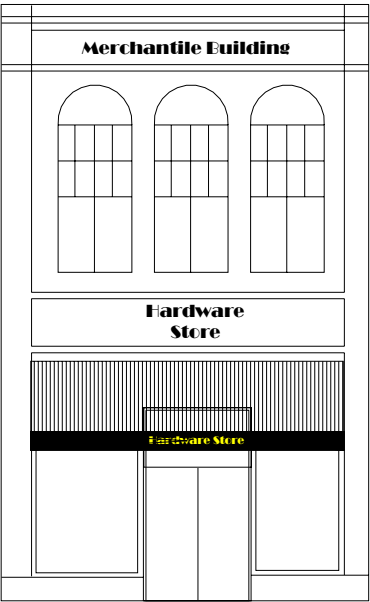
Canopy Sign Standards:

- Maximum Area: 50% of Canopy area (Drip Flap area shall be unlimited)

Under-Canopy Sign Standards:

- Maximum Dimensions:
 - Height: 16"
 - Width: 36"
- Sign Clearance: 7 1/2 feet

STOREFRONT SIGN STANDARDS:



Wall Sign Standards:

- Maximum Area: 2 square feet for each lineal foot of wall facing a public street
- Location: Between first floor window and window sill of second floor, or on sign frieze area of building if original to building (Exception: Building identification which is an integral part of the building's design and architectural character shall not be considered a sign for the purposes of this Standard.)
- Maximum Area (Walls not fronting a public street): 5% of wall area.
- Windows: Signs may be placed on or behind windows but at no such time shall exceed 20% of the window area.
- Murals or Wall Art: Murals or similar wall art located on secondary building walls (not primary frontages) are permitted, provided the total area of commercial copy does not exceed 5% of the total wall area.

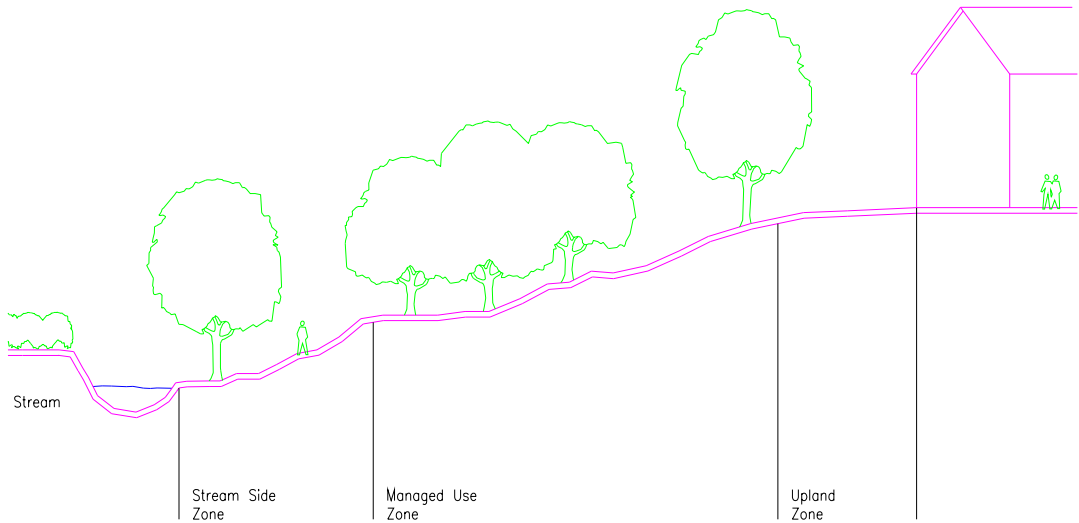
Haynie-Sirrine Neighborhood Code

10.0 ENVIRONMENTAL PROTECTION

10.1 STREAM AND WETLAND BUFFERS:

The purpose of a stream buffer network is to filter pollutants, store floodwaters, provide habitat, and contribute to the “green infrastructure” of the City of Greenville and lands within its jurisdiction. Stream systems are comprised of each stream and its respective drainage basin. Streams have the primary natural functions of conveying storm and ground water, storing floodwater, and supporting aquatic life. Vegetated lands adjacent to the stream channel in the drainage basin serve as “buffers” to protect the stream’s ability to fulfill its natural functions. Buffers have the primary natural functions of protecting water quality by filtering sediments; pollutants such as nitrogen, phosphorus, trace metals, and hydrocarbons; providing intermittent storage for floodwaters, allowing channels to meander naturally, and providing suitable habitat for wildlife. **All new development shall comply with the buffer requirements of this Section, however uses and structures previously approved and constructed in a buffer may remain.**

Three Zoned Urban Stream Buffer



10.2 BUFFER DELINEATION

The following buffer delineations are required:

- 1. Buffer boundaries including all buffer zones must be clearly delineated on all Plans for approval by the City of Greenville, on all Construction Documents, including grading and clearing plans, erosion and sediment control plans, and site plans.
- 2. Buffer boundaries including all buffer zones must be clearly delineated on-site prior to any land disturbing activities. Where existing trees are to be preserved in a buffer zone, limits of grading shall maintain a minimum 20’ separation from the base of each tree on the upland side of the buffer.
- 3. Buffer boundaries including all buffer zones as well as all buffer requirements must be specified on the record plat, on individual deeds, and in property association documents for lands held in common.

10.3 MINIMUM BUFFER REQUIREMENTS

- 1. At a minimum no land disturbing activity is permitted within the flood plain except as otherwise permitted as a Permitted Buffer Impact. The regulatory flood plain elevation is delineated per the latest revision of the Flood Insurance Rate Map, Flood Boundary Floodway Maps, and Flood Insurance Study for the City of Greenville and/or Greenville County. No such stream buffer shall be less than 50 ft.
- 2. Buffer widths for drainage basins are measured horizontally on a line perpendicular to the surface water, landward from the top of the bank on each side of the stream.
- 3. In lieu of providing an undisturbed stream buffer along the existing channel corridor, development in drainage basins less than 50 acres may choose compliance with a permitted option below.
 - a. In any zone natural channel design may be used in compliance with all applicable state regulations (i.e. vegetative lining with limited use of stone, meandering alignment and spot stabilization of erosion).
 - b. In the NC and URVC Zones traditional channel design may be used in compliance with all applicable state regulations (i.e. structural stabilization with stone or concrete lining, uniform geometry, and straightening alignment, including closed pipe systems)
- 4. When reforestation of disturbed buffers is required, tree planting shall be as specified by the City .
- 5. Diffuse Flow Requirement. Diffuse flow of runoff shall be maintained in the buffer by dispersing concentrated flow and reestablishing vegetation.
 - a. Concentrated runoff from ditches or other manmade conveyances shall be diverted to diffuse flow before the runoff enters the buffer.
 - b. Periodic corrective action to restore diffuse flow shall be taken by the property owner as necessary to impede the formation of erosion gullies.

10.4 PERMITTED BUFFER IMPACTS

The following buffer impacts are permitted, however, design and construction shall stabilize disturbed areas to minimize negative effects on the quality of surface waters.

- 1. Road crossings for connectivity or transportation links where the City of Greenville has granted site plan approval.
- 2. Parallel water and sewer utility installation as approved by the City Engineer.
- 3. Approved public or common area open space paths and trails parallel to the creek outside the Stream Side Zone and near perpendicular stream crossings. Pathways must use existing and proposed utility alignments or previously cleared areas and minimize tree cutting to the maximum extent practicable.
- 4. Incidental drainage improvements/repairs for maintenance.
- 5. Individual pedestrian paths connecting homeowners to the stream in the form of narrow, pervious footpaths with minimal tree disturbance.
- 6. Ponds which intersect the stream channel shall have the same buffers as the original stream. Buffer requirements do not apply to wet ponds used as structural BMPs.
- 7. Mitigation approved by a state or federal agency acting pursuant to Sections 401 or 404 of the Federal Clean Water Act.

<p>11.0 LANDSCAPING</p> <p>The three types of landscaping are defined as follows, and shall meet the following performance requirements. All new development, changes in principal use, and building expansions shall comply with these provisions.</p>	<p>10.5 TYPES OF LANDSCAPING</p> <p>A. TYPE A (Opaque Screen/Buffer)</p> <p>LOCATION & REQUIRED USAGE:</p> <ul style="list-style-type: none">Rear and/or side transition yards between URVC and non-URVC lots (Minimum width: 30 ft) and the transition yard between NC non-residential and multi-family uses and adjacent single family uses (Minimum width 10 ft to 30 ft.) <p>This type functions as an opaque screen from the ground to a height of at least eight (8) feet. This type excludes visual contact between uses and creates a strong impression of spatial separation. Composition of the Type A landscaping may include a wall, wood fence, landscaped earthen berm, planted vegetation, existing vegetation, or any appropriate combination of these elements. Intermittent planting of deciduous and evergreen trees shall obtain a height at maturity of no less than 20 feet and have no unobstructed openings wider than ten (10) feet between tree canopies upon maturity. Shrub plantings shall have a minimum height of three (3) feet at installation and have no unobstructed openings wider than four (4) feet. At least 50% of the required trees, and at least 75% of the required shrubs, shall be evergreen species locally adapted to the area. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental planting may be required in addition to native materials.</p> <p>B. TYPE B (Semi-Opaque Screen)</p> <p>LOCATION & REQUIRED USAGE:</p> <ul style="list-style-type: none">Perimeter Yard of all multi-family, mixed-use, and non-residential parking areas visible from the street (Minimum width: 10 ft) <p>This type functions as a semi-opaque screen from the ground to at least a height of four (4) feet for screening of car lights and glare. Composition of the Type B landscaping may include a wall, fence, planted vegetation, existing vegetation, or any appropriate combination of the elements. Intermittent planting of deciduous and evergreen trees shall obtain a height at maturity of no less than 20 feet and have no unobstructed openings wider than 20 feet between canopies upon maturity. Shrub plantings shall have no unobstructed openings wider than four (4) feet. At least 75 % of the required shrubs shall be evergreen species locally adapted to the area.</p> <p>All side yard parking areas in the NC or URVC districts shall be screened from the sidewalk by low walls, fences or constructed as a continuation of the building wall a minimum of three (3) feet in height. Landscaping may be used in combination with walls or fences but shall not exceed 50% of the total required width. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials. The minimum height upon installation for effectively screening storage areas is 6 feet. This type of planting should be opaque to screen the off-site view of parking areas from neighboring properties and streets.</p>	<p>C. TYPE C (Interior Plantings)</p> <p>LOCATION & REQUIRED USAGE:</p> <ul style="list-style-type: none">Interiors of all parking areas with more than 16 parking spaces (not applicable to structured parking facilities) <p>This type functions as a tree ceiling over a parking area providing shelter from sun and rain. Large maturing canopy trees shall be planted in a manner that provides shade for the entire parking area at maturity. To this end, no parking space shall be less than 60 ft from the base of a canopy tree. The use of differing species around the parking area is encouraged to promote diversity in the overall urban tree canopy. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials.</p>
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Haynie-Sirrine Neighborhood Code

<p>12.0 MISCELLANEOUS DEFINITIONS</p> <p>All terms shall be as defined in the Greenville Zoning Ordinance unless otherwise noted in this section.</p>	<p><u><i>Accessory Building</i></u></p> <p>A structure subordinate or incidental to the principal structure on a lot in square footage and primary use. Ancillary structures and uses include detached garages (with or without rental cottages), storage buildings, pool houses, and material storage areas.</p> <p><u><i>Automobile/Boat/Heavy Equipment/Manufactured Home Sales and Service</i></u></p> <p>Any building, premises, and land, in which or upon the primary use of land is a business which involves the maintenance, servicing or sale of new or used automobiles, boats, heavy equipment and/or manufactured homes generally but may include light trucks or vans, trailers, or recreation vehicles and including any vehicle leasing, rental, parking service, preparation or repair work conducted as an accessory use. This definition includes but is not limited to auto dealerships, auto body shops, auto service stations, boat repair or sales, car washes, convenience stores, gas stations, heavy equipment leasing, sales, or service, manufactured home sales or service, and oil/lube servicing. This does not include the sale of parts or related products (i.e. auto parts store).</p> <p><u><i>Convenience Store</i></u></p> <p>A use where certain retail goods and vehicular fuels are sold at the retail level. Such a use may permit car washes as an accessory use but shall not allow the installation of such automotive items such as lubricants, tires, batteries, or minor automobile repair and maintenance work.</p> <p><u><i>Development</i></u></p> <p>The carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the subdividing of land into two or more parcels. The following activities or uses shall be considered development:</p> <ol style="list-style-type: none">1. The reconstruction, alteration of the size, or material change in the external appearance of a structure on land or water;2. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;3. Commencement of drilling (except to obtain soil samples), mining, or excavation on a parcel of land;5. Clearing of land, including clearing or removal of vegetation and including any significant disturbance of vegetation or soil manipulation; or <p><u><i>Drive-Through Facility</i></u></p> <p>A facility designed to enable a person to transact business while remaining in a motor vehicle. Where permitted it shall be located to the rear of a principal structure only and shall not disrupt the pedestrian environment.</p> <p><u><i>Duplex</i></u></p> <p><i>See Dwelling – Two Family</i></p>	<p><u><i>Entertainment Use</i></u></p> <p>Any establishment that provides active recreational opportunities such as miniature golf, batting cages, arcades, carnival games, go-cart or other motorized vehicle tracks, waterslides, or passive recreation such as movie theaters.</p> <p><u><i>Live-Work Unit</i></u></p> <p>Small commercial enterprises with the ground floor occupied by commercial uses and a residential unit above. Commercial space may be a home-based business or may be leased independently</p> <p><u><i>Manufacturing, Heavy</i></u></p> <p>The assembly, fabrication, production or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards, or that otherwise do not constitute “light manufacturing,” or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, production or processing exceeds 25 percent of the floor area of all buildings on the lot. “Heavy manufacturing” shall include, but not be limited to, the following: enameling, lacquering, or the plating or galvanizing of metals; foundries or mills producing iron and steel products; industrial chemical manufacture; meat packing plants; mixing plants for concrete or paving materials, and manufacture of concrete products; oxygen manufacture and/or storage; pottery, porcelain, and vitreous china manufacture; poultry dressing for wholesale; pressure treating of wood; stonecutting; tire recapping and retreading; tobacco products manufacture; tobacco stemming and redrying plants. This shall include resource extraction and recycling and salvage operations.</p> <p><u><i>Multi-Family</i></u></p> <p>Three or more dwelling units located on a single lot of record. (Exception: Rental Cottages in accessory buildings)</p> <p><u><i>Office Use</i></u></p> <p>Professional, service, and governmental occupations within a building or buildings which do not generally involve the on-site sale of goods to customers.</p> <p><u><i>Rental Cottage</i></u></p> <p>An apartment located in an accessory building, secondary in size to the principal building, sharing ownership, site and utilities. In the NE zone, the principal building should be owner-occupied.</p>	<p><u><i>Retail Use</i></u></p> <p>A building, property, or activity the principal use or purpose of which is the sale of goods, products, or merchandise directly to the consumer.</p> <p><u><i>Single Family Homes</i></u></p> <p><i>See Dwelling- Single Family Detached</i></p>
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